

**CITY OF COSTA MESA**  
TRANSPORTATION SERVICES DIVISION

**BROADWAY  
IMPROVEMENTS**

**NEIGHBORHOOD MEETING**

May 6, 2010



## **Background**

- **Curb to curb width between Fullerton Avenue and Tustin Avenue is 50 feet.**
- **Curb to curb width between Tustin Avenue and Irvine Avenue is 42 feet.**
- **Right-of-Way**
  - **60 Feet Between Fullerton Avenue and Santa Ana Avenue**
  - **70 Feet Between Santa Ana Avenue and Irvine Avenue**

# BROADWAY

## TYPICAL EXISTING SECTION





### **Grant Summary**

- **The project addresses traffic issues and resident concerns on Broadway by narrowing street width and installing traffic calming devices.**
- **The project limits are Fullerton Avenue to Irvine Avenue.**
- **Preliminary approval has been received.**

### **Grant Information**

#### **I. Features Eligible for Grant Funding:**

**A. Narrowing curb to curb width**

**B. Sidewalks**

**C. Chokers and Medians**

**D. Landscape Treatments**

**E. Bicycle facilities**



### Option 1 Straight Bike Trail with Chokers/Medians



### Option 2 Meandering Bike Trail with Chokers/Medians





### Option 3 Meandering Bike Trail with Chokers/Medians and Improvements on Both Sides

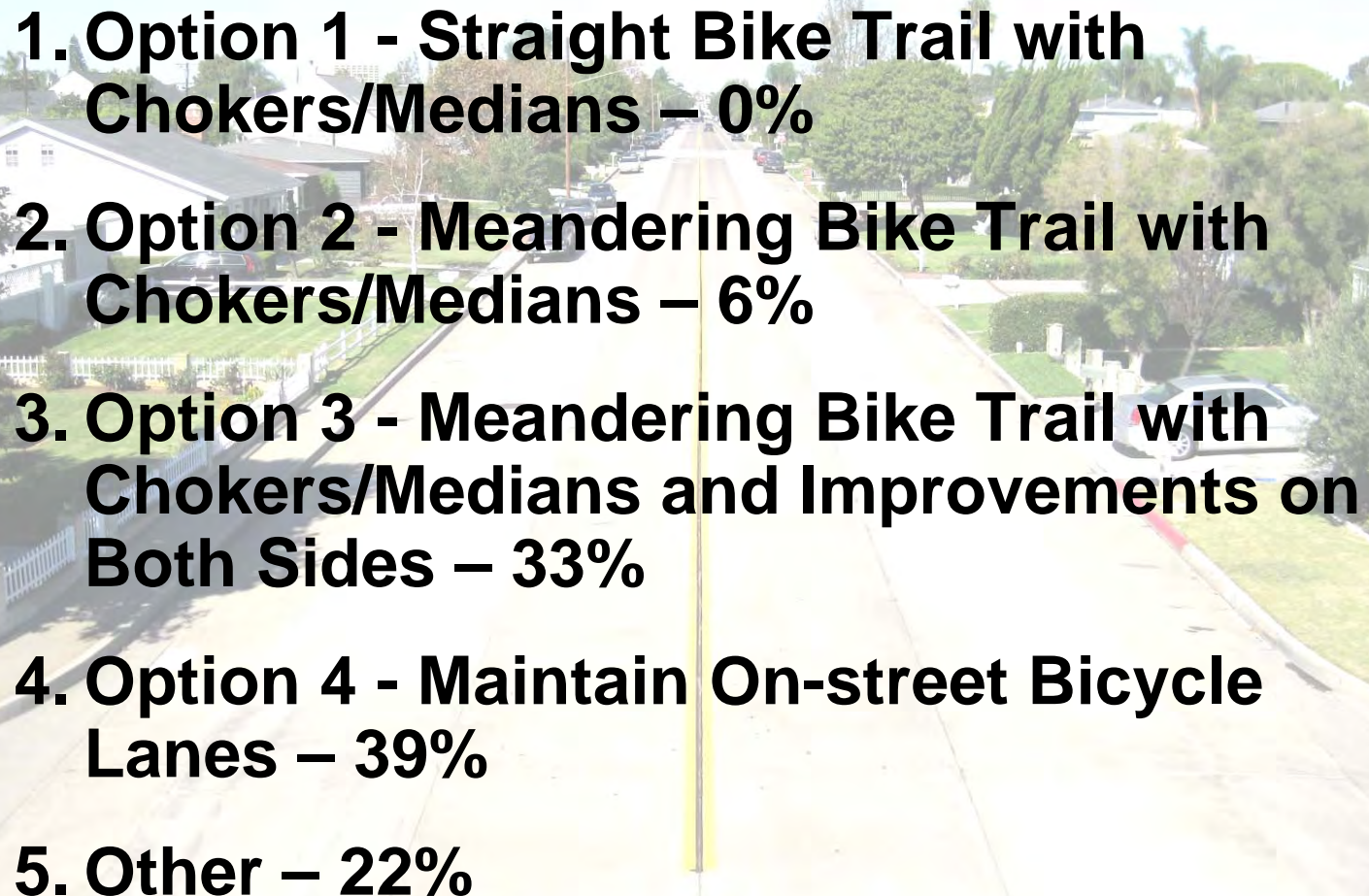




### Option 4 Maintain On-street Bicycle Lanes



## **Options Survey Results**

- 
- 1. Option 1 - Straight Bike Trail with Chokers/Medians – 0%**
  - 2. Option 2 - Meandering Bike Trail with Chokers/Medians – 6%**
  - 3. Option 3 - Meandering Bike Trail with Chokers/Medians and Improvements on Both Sides – 33%**
  - 4. Option 4 - Maintain On-street Bicycle Lanes – 39%**
  - 5. Other – 22%**



## **Resident Concerns from March 4, 2010 Meeting**

- 1. Parking impacts from installation of traffic calming devices**
- 2. Mail delivery service**
- 3. Bicycle trail location and accessibility**
- 4. Real landscaping incorporated into options**
- 5. Diversion of traffic from Broadway to other streets**
- 6. Traffic calming options will affect property values**

## **Responses to Resident Concerns**

- 1. Several parking surveys conducted and preliminary concepts designed to minimize parking impact**
- 2. Post office will continue to deliver mail**
- 3. Designs will adhere to Federal and State Standards for bicycle accessibility**
- 4. Designs will incorporate landscaping & trees where feasible**
- 5. Traffic calming devices designed to reduce traffic speed, not divert traffic**
- 6. Options address traffic speeding and also beautify Broadway**



## **Parking Survey Days and Times**

- 1. March 25, 2010 Thursday 3:30 PM**
- 2. March 28, 2010 Sunday 6:00 AM**
- 3. April 1, 2010 Thursday 4:00 AM**
- 4. April 1, 2010 Thursday 3:30 PM**
- 5. April 3, 2010 Saturday 6:00 AM**
- 6. April 6, 2010 Tuesday 9:45 PM**

## **Parking Survey Results**

- 1. Fullerton Avenue to Orange Avenue  
Total Available = 38, Maximum Usage = 30, 79%**
- 2. Orange Avenue to Westminster Avenue  
Total Available = 36, Maximum Usage = 24, 67%**
- 3. Westminster Avenue to Santa Ana Avenue  
Total Available = 41, Maximum Usage = 22, 54%**
- 4. Santa Ana Avenue to Raymond Avenue  
Total Available = 36, Maximum Usage = 23, 64%**
- 5. Raymond Avenue to Tustin Avenue  
Total Available = 44, Maximum Usage = 27, 61%**
- 6. Tustin Avenue to Irvine Avenue  
Total Available = 112, Maximum Usage = 56, 50%**



### Parking Survey Photos – Thursday March 25, 2010 3:30 PM





### Parking Survey Photos – Sunday March 28, 2010 6:00 AM



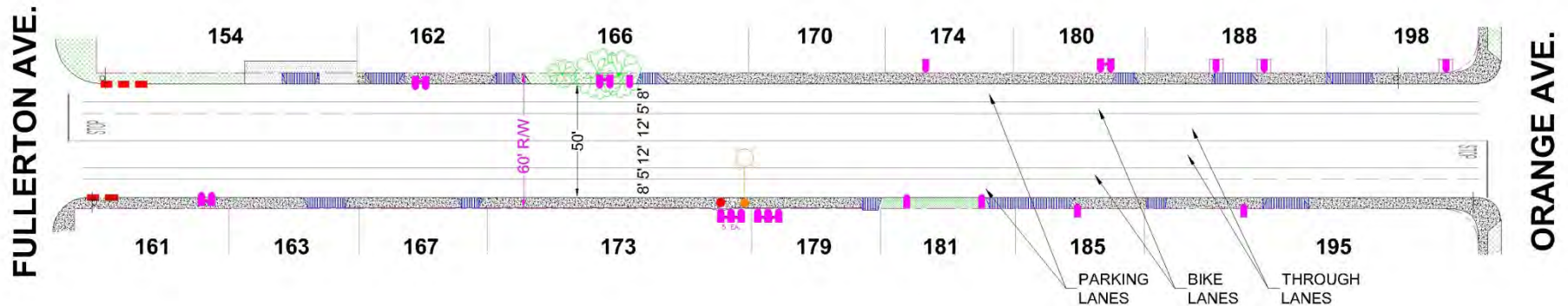


# BROADWAY

## EXISTING - FULLERTON TO ORANGE

TOTAL PARKING  
AVAILABLE = 38

MAXIMUM PARKING  
USAGE = 30, 79%



### LEGEND - EXISTING FEATURES

- EXISTING SIDEWALK
- RED CURB
- DRIVEWAY
- TREE
- SIGN
- MAILBOX
- PILLAR MAILBOX
- FIRE HYDRANT

- DECORATIVE PAVING
- LANDSCAPING
- POWER POLE WITH STREET LIGHT
- WATER VALVE
- WATER METER
- GAS UTILITY
- FENCE
- CATCH BASIN

### LEGEND - NEW FEATURES

- NEW SIDEWALK
- NEW TRAIL
- NEW CURB
- NEW RED CURB
- NEW DRIVEWAY
- NEW TREE
- NEW LANDSCAPING

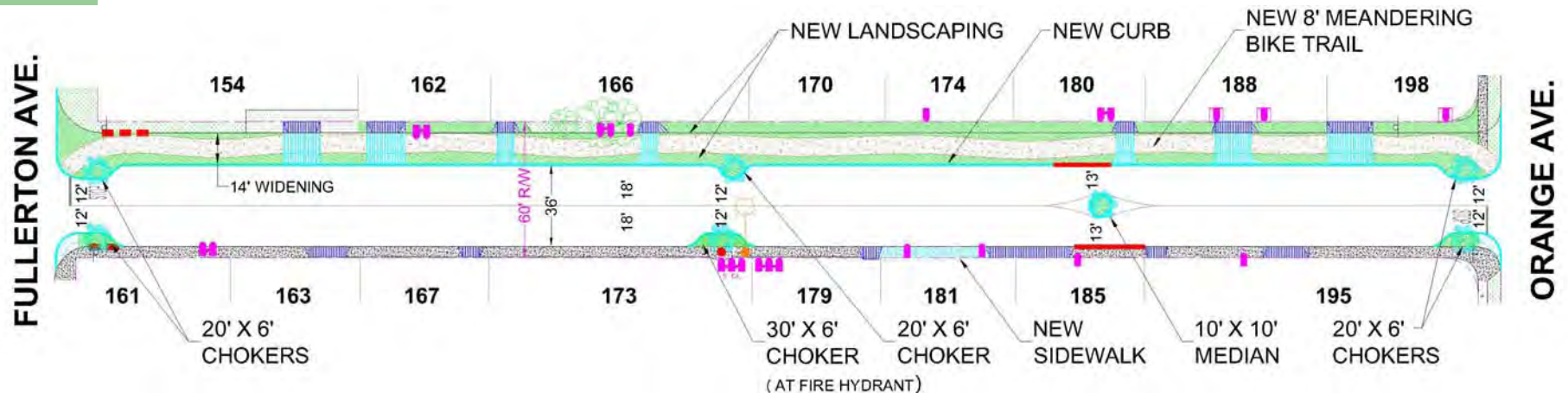
# BROADWAY

## OPTION 3 - FULLERTON TO ORANGE

### PARKING SUMMARY

TOTAL AVAILABLE = 38  
WITH IMPROVEMENTS = 32  
NET LOSS = 6

MAXIMUM PARKING  
USAGE = 30, 79%



#### LEGEND - EXISTING FEATURES

- EXISTING SIDEWALK
- RED CURB
- DRIVEWAY
- TREE
- SIGN
- MAILBOX
- PILLAR MAILBOX
- FIRE HYDRANT

- DECORATIVE PAVING
- LANDSCAPING
- POWER POLE WITH STREET LIGHT
- WATER VALVE
- WATER METER
- GAS UTILITY
- FENCE
- CATCH BASIN

#### LEGEND - NEW FEATURES

- NEW SIDEWALK
- NEW TRAIL
- NEW CURB
- NEW RED CURB
- NEW DRIVEWAY
- NEW TREE
- NEW LANDSCAPING



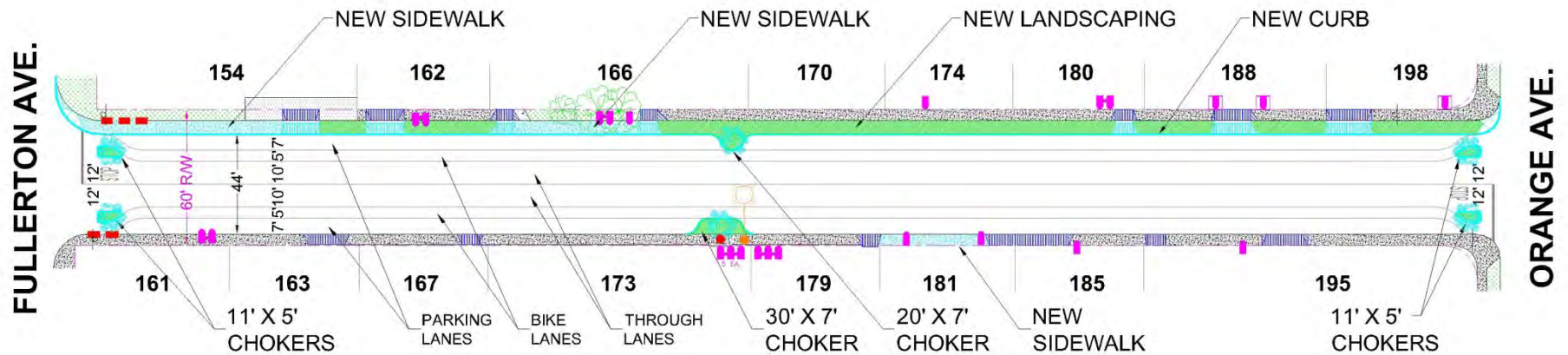
# BROADWAY

## OPTION 4 - FULLERTON TO ORANGE

### PARKING SUMMARY

TOTAL AVAILABLE = 38  
WITH IMPROVEMENTS = 35  
NET LOSS = 3

MAXIMUM PARKING  
USAGE = 30, 79%



### LEGEND - EXISTING FEATURES

- EXISTING SIDEWALK
- RED CURB
- DRIVEWAY
- TREE
- SIGN
- MAILBOX
- PILLAR MAILBOX
- FIRE HYDRANT

- DECORATIVE PAVING
- LANDSCAPING
- POWER POLE WITH STREET LIGHT
- WATER VALVE
- WATER METER
- GAS UTILITY
- FENCE
- CATCH BASIN

### LEGEND - NEW FEATURES

- NEW SIDEWALK
- NEW TRAIL
- NEW CURB
- NEW RED CURB
- NEW DRIVEWAY
- NEW TREE
- NEW LANDSCAPING

# BROADWAY

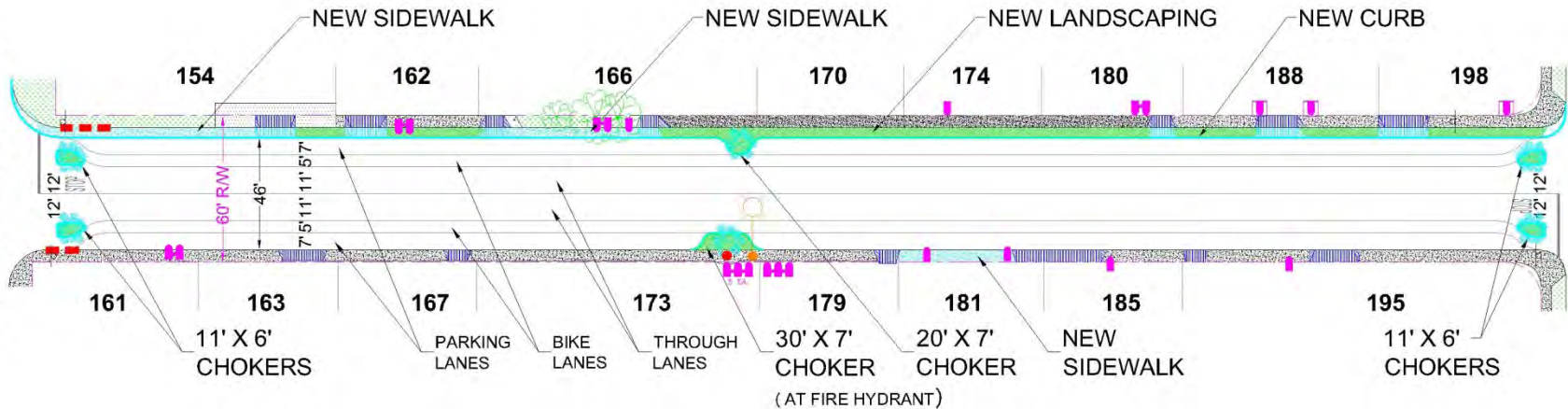
## MODIFIED OPTION 4 - FULLERTON TO ORANGE

### PARKING SUMMARY

TOTAL AVAILABLE = 38  
WITH IMPROVEMENTS = 35  
NET LOSS = 3

MAXIMUM PARKING  
USAGE = 30, 79%

FULLERTON AVE.



ORANGE AVE.

### LEGEND - EXISTING FEATURES

- EXISTING SIDEWALK
- RED CURB
- DRIVEWAY
- TREE
- SIGN
- MAILBOX
- PILLAR MAILBOX
- FIRE HYDRANT

- DECORATIVE PAVING
- LANDSCAPING
- POWER POLE WITH STREET LIGHT
- WATER VALVE
- WATER METER
- GAS UTILITY
- FENCE
- CATCH BASIN

### LEGEND - NEW FEATURES

- NEW SIDEWALK
- NEW TRAIL
- NEW CURB
- NEW RED CURB
- NEW DRIVEWAY
- NEW TREE
- NEW LANDSCAPING



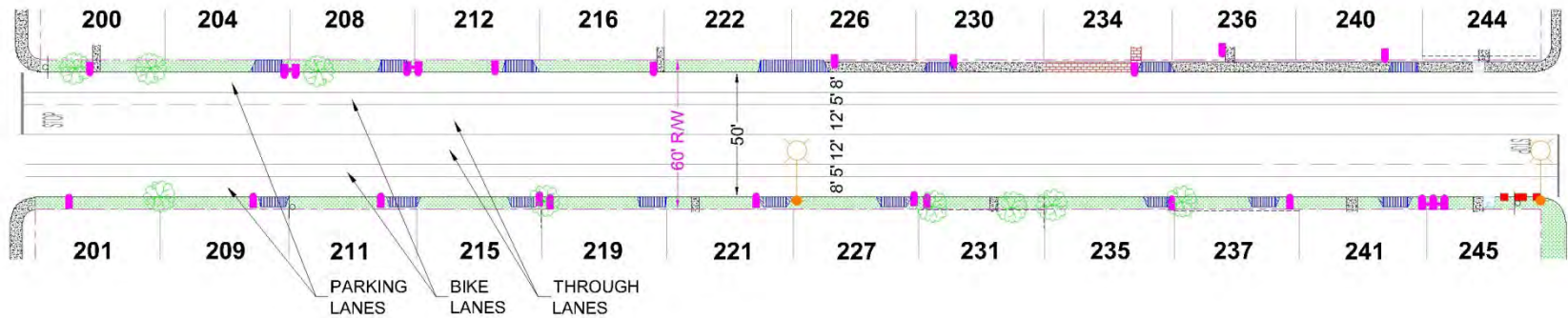
# BROADWAY

## EXISTING - ORANGE TO WESTMINSTER

TOTAL PARKING  
AVAILABLE = 36

MAXIMUM PARKING  
USAGE = 24, 67%

ORANGE AVE.



WESTMINSTER AVE.

### LEGEND - EXISTING FEATURES

- EXISTING SIDEWALK
- RED CURB
- DRIVEWAY
- TREE
- SIGN
- MAILBOX
- PILLAR MAILBOX
- FIRE HYDRANT

- DECORATIVE PAVING
- LANDSCAPING
- POWER POLE WITH STREET LIGHT
- WATER VALVE
- WATER METER
- GAS UTILITY
- FENCE
- CATCH BASIN

### LEGEND - NEW FEATURES

- NEW SIDEWALK
- NEW TRAIL
- NEW CURB
- NEW RED CURB
- NEW DRIVEWAY
- NEW TREE
- NEW LANDSCAPING

# BROADWAY

## OPTION 3 - ORANGE TO WESTMINSTER

### PARKING SUMMARY

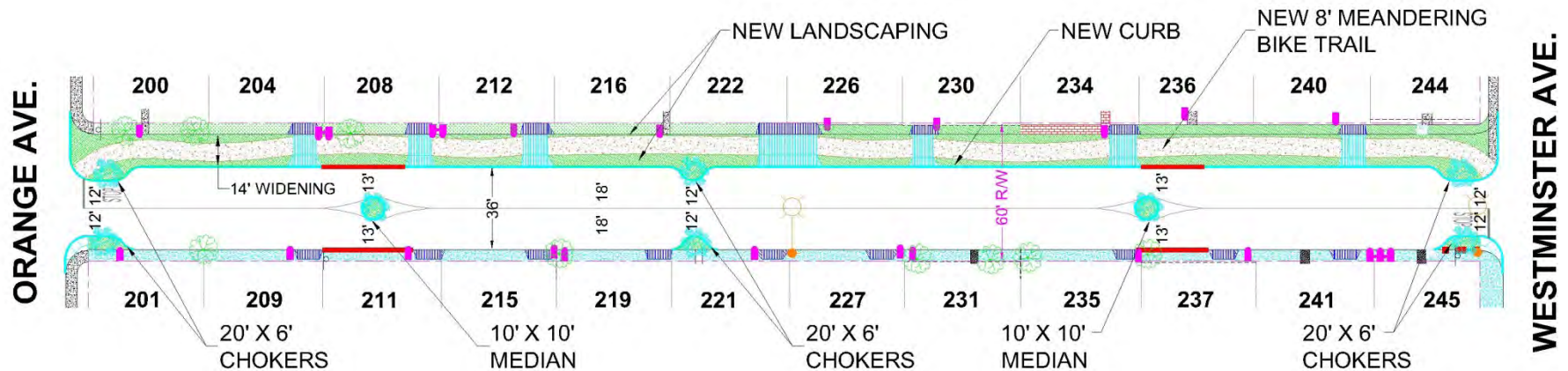
TOTAL AVAILABLE = 36

WITH IMPROVEMENTS = 25

NET LOSS = 11

MAXIMUM PARKING

USAGE = 24, 67%



### LEGEND - EXISTING FEATURES

- EXISTING SIDEWALK
- RED CURB
- DRIVEWAY
- TREE
- SIGN
- MAILBOX
- PILLAR MAILBOX
- FIRE HYDRANT

- DECORATIVE PAVING
- LANDSCAPING
- POWER POLE WITH STREET LIGHT
- WATER VALVE
- WATER METER
- GAS UTILITY
- FENCE
- CATCH BASIN

### LEGEND - NEW FEATURES

- NEW SIDEWALK
- NEW TRAIL
- NEW CURB
- NEW RED CURB
- NEW DRIVEWAY
- NEW TREE
- NEW LANDSCAPING



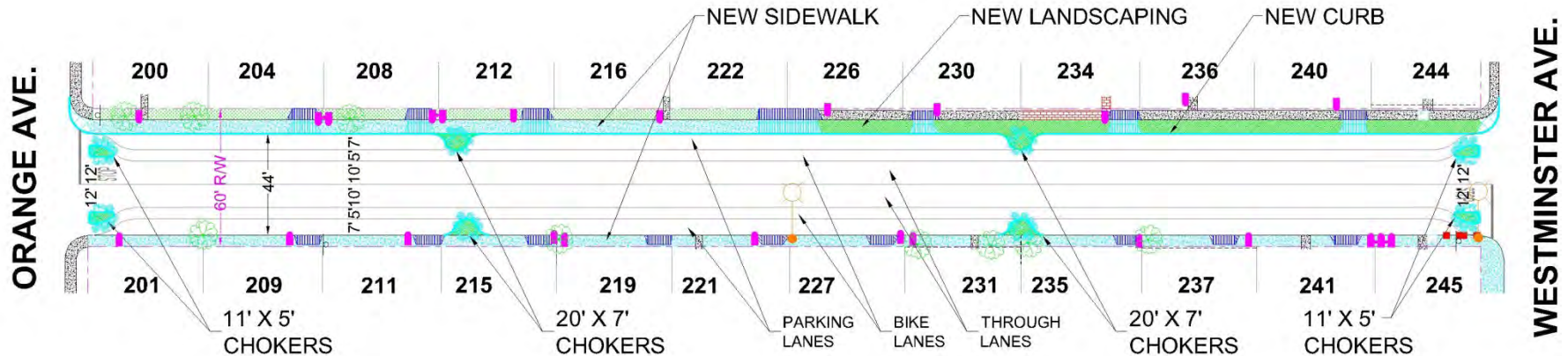
# BROADWAY

## OPTION 4 - ORANGE TO WESTMINSTER

### PARKING SUMMARY

TOTAL AVAILABLE = 36  
WITH IMPROVEMENTS = 29  
NET LOSS = 7

MAXIMUM PARKING  
USAGE = 24, 67%



### LEGEND - EXISTING FEATURES

- EXISTING SIDEWALK
- RED CURB
- DRIVEWAY
- TREE
- SIGN
- MAILBOX
- PILLAR MAILBOX
- FIRE HYDRANT

- DECORATIVE PAVING
- LANDSCAPING
- POWER POLE WITH STREET LIGHT
- WATER VALVE
- WATER METER
- GAS UTILITY
- FENCE
- CATCH BASIN

### LEGEND - NEW FEATURES

- NEW SIDEWALK
- NEW TRAIL
- NEW CURB
- NEW RED CURB
- NEW DRIVEWAY
- NEW TREE
- NEW LANDSCAPING

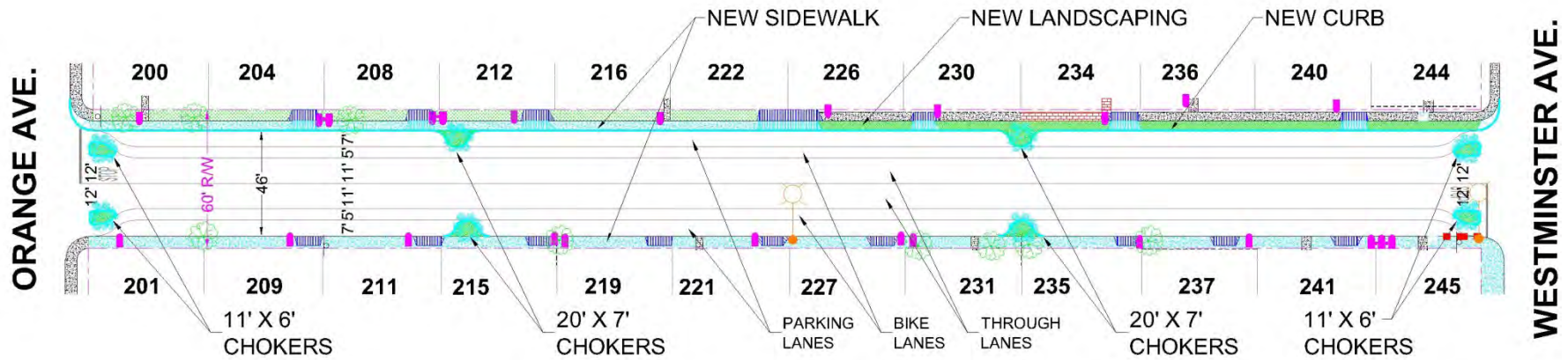
# BROADWAY

## MODIFIED OPTION 4 - ORANGE TO WESTMINSTER

### PARKING SUMMARY

TOTAL AVAILABLE = 36  
WITH IMPROVEMENTS = 29  
NET LOSS = 7

MAXIMUM PARKING  
USAGE = 24, 67%



#### LEGEND - EXISTING FEATURES

- EXISTING SIDEWALK
- RED CURB
- DRIVEWAY
- TREE
- SIGN
- MAILBOX
- PILLAR MAILBOX
- FIRE HYDRANT

- DECORATIVE PAVING
- LANDSCAPING
- POWER POLE WITH STREET LIGHT
- WATER VALVE
- WATER METER
- GAS UTILITY
- FENCE
- CATCH BASIN

#### LEGEND - NEW FEATURES

- NEW SIDEWALK
- NEW TRAIL
- NEW CURB
- NEW RED CURB
- NEW DRIVEWAY
- NEW TREE
- NEW LANDSCAPING



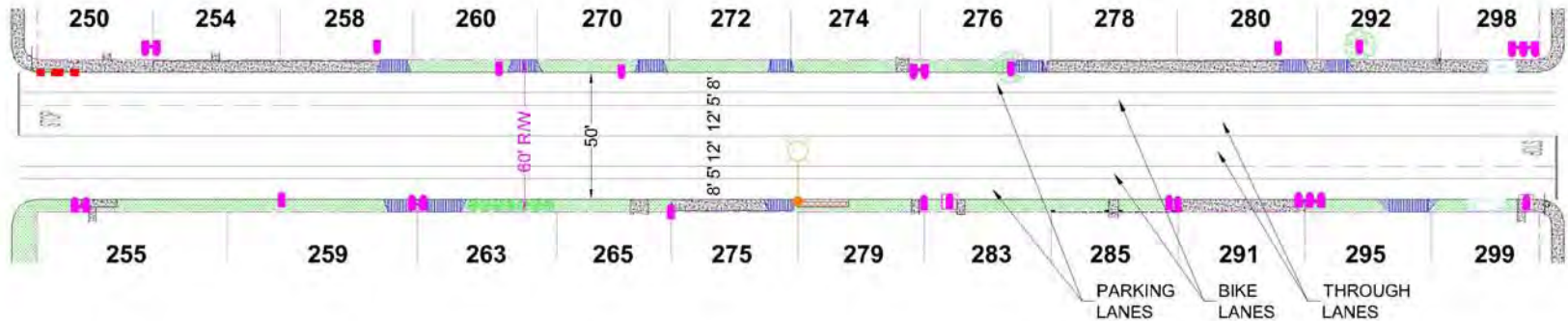
# BROADWAY

## EXISTING -WESTMINSTER TO SANTA ANA

TOTAL PARKING  
AVAILABLE = 41

MAXIMUM PARKING  
USAGE = 22, 54%

WESTMINSTER AVE.



SANTA ANA AVE.

### LEGEND - EXISTING FEATURES

- EXISTING SIDEWALK
- RED CURB
- DRIVEWAY
- TREE
- SIGN
- MAILBOX
- PILLAR MAILBOX
- FIRE HYDRANT

- DECORATIVE PAVING
- LANDSCAPING
- POWER POLE WITH STREET LIGHT
- WATER VALVE
- WATER METER
- GAS UTILITY
- FENCE
- CATCH BASIN

### LEGEND - NEW FEATURES

- NEW SIDEWALK
- NEW TRAIL
- NEW CURB
- NEW RED CURB
- NEW DRIVEWAY
- NEW TREE
- NEW LANDSCAPING

### PARKING SUMMARY

TOTAL AVAILABLE = 41

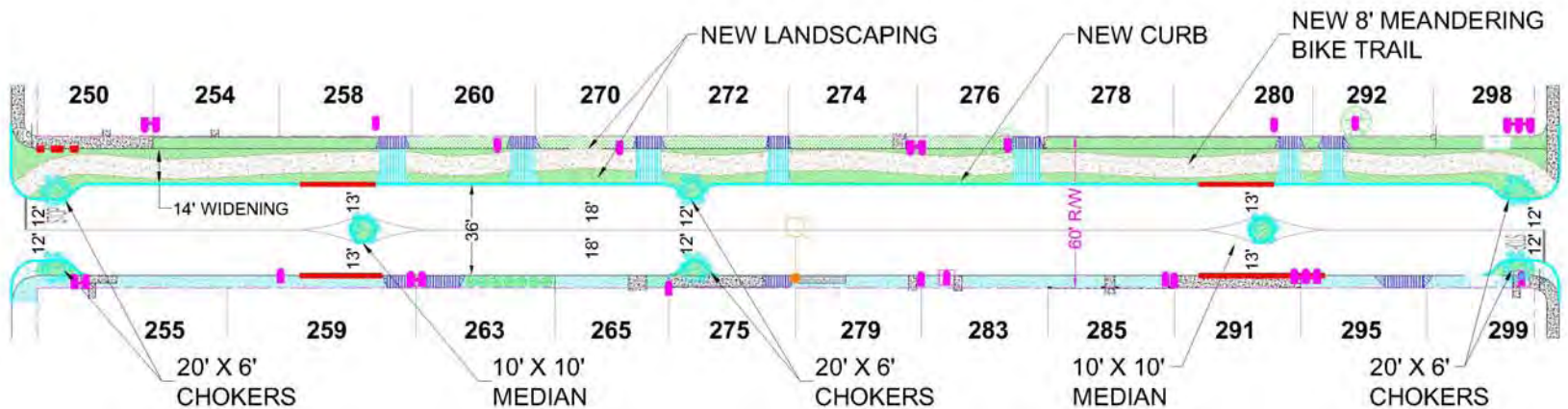
WITH IMPROVEMENTS = 31

NET LOSS = 10

MAXIMUM PARKING

USAGE = 22, 54%

WESTMINSTER AVE.



SANTA ANA AVE.

### LEGEND - EXISTING FEATURES

- EXISTING SIDEWALK
- RED CURB
- DRIVEWAY
- TREE
- SIGN
- MAILBOX
- PILLAR MAILBOX
- FIRE HYDRANT

- DECORATIVE PAVING
- LANDSCAPING
- POWER POLE WITH STREET LIGHT
- WATER VALVE
- WATER METER
- GAS UTILITY
- FENCE
- CATCH BASIN

### LEGEND - NEW FEATURES

- NEW SIDEWALK
- NEW TRAIL
- NEW CURB
- NEW RED CURB
- NEW DRIVEWAY
- NEW TREE
- NEW LANDSCAPING



# BROADWAY

## OPTION 4 - WESTMINSTER TO SANTA ANA

### PARKING SUMMARY

TOTAL AVAILABLE = 41

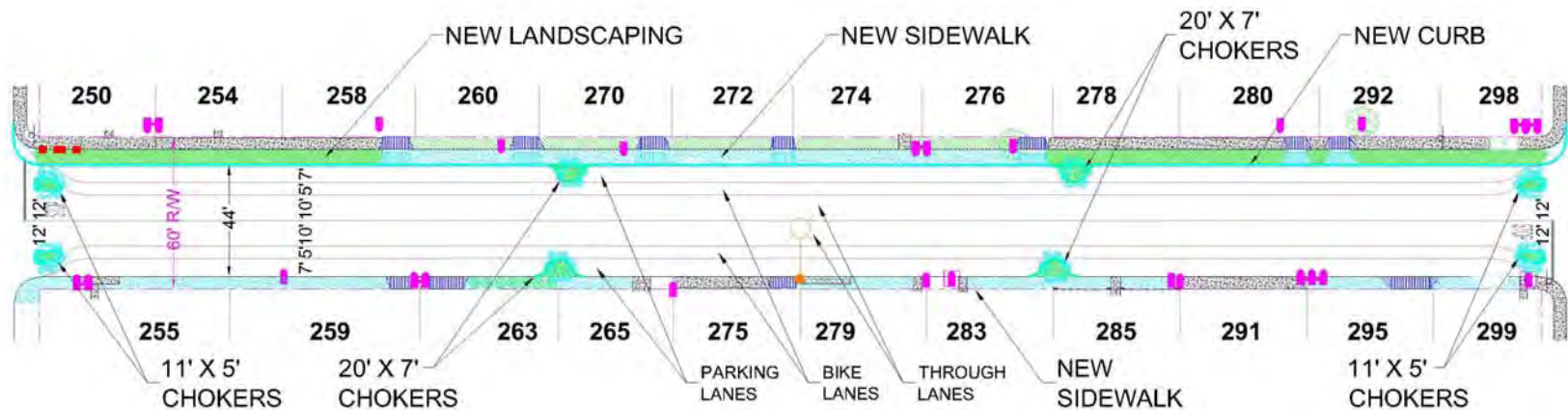
WITH IMPROVEMENTS = 34

NET LOSS = 7

MAXIMUM PARKING

USAGE = 22, 54%

WESTMINSTER AVE.



SANTA ANA AVE.

### LEGEND - EXISTING FEATURES

- EXISTING SIDEWALK
- RED CURB
- DRIVEWAY
- TREE
- SIGN
- MAILBOX
- PILLAR MAILBOX
- FIRE HYDRANT

- DECORATIVE PAVING
- LANDSCAPING
- POWER POLE WITH STREET LIGHT
- WATER VALVE
- WATER METER
- GAS UTILITY
- FENCE
- CATCH BASIN

### LEGEND - NEW FEATURES

- NEW SIDEWALK
- NEW TRAIL
- NEW CURB
- NEW RED CURB
- NEW DRIVEWAY
- NEW TREE
- NEW LANDSCAPING

# BROADWAY

## MODIFIED OPTION 4 - WESTMINSTER TO SANTA ANA

### PARKING SUMMARY

TOTAL AVAILABLE = 41

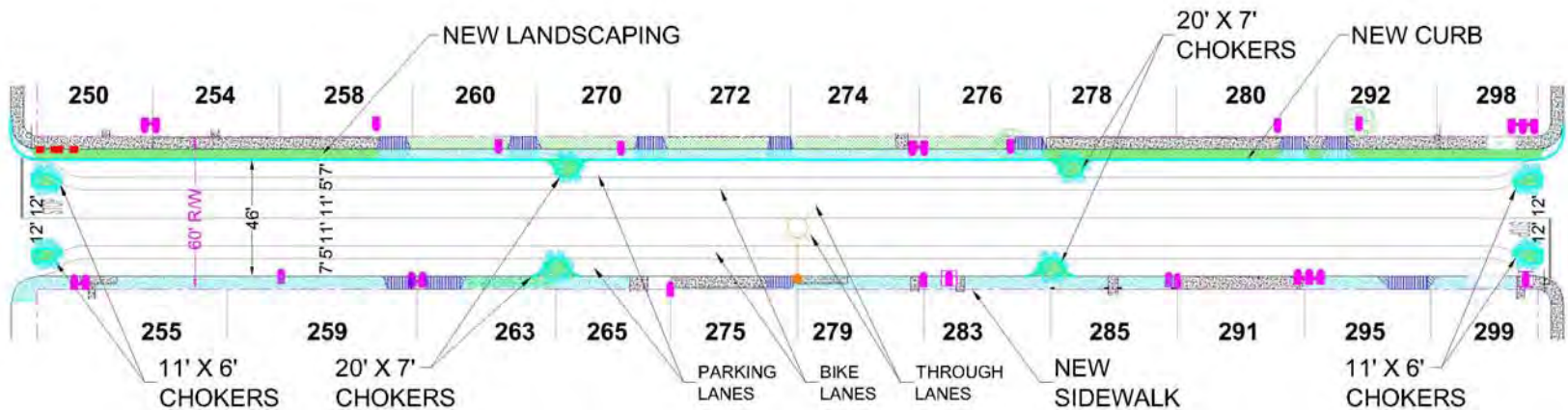
WITH IMPROVEMENTS = 34

NET LOSS = 7

MAXIMUM PARKING

USAGE = 22, 54%

WESTMINSTER AVE.



SANTA ANA AVE.

### LEGEND - EXISTING FEATURES

- EXISTING SIDEWALK
- RED CURB
- DRIVEWAY
- TREE
- SIGN
- MAILBOX
- PILLAR MAILBOX
- FIRE HYDRANT

- DECORATIVE PAVING
- LANDSCAPING
- POWER POLE WITH STREET LIGHT
- WATER VALVE
- WATER METER
- GAS UTILITY
- FENCE
- CATCH BASIN

### LEGEND - NEW FEATURES

- NEW SIDEWALK
- NEW TRAIL
- NEW CURB
- NEW RED CURB
- NEW DRIVEWAY
- NEW TREE
- NEW LANDSCAPING



# BROADWAY

## EXISTING - SANTA ANA TO RAYMOND

TOTAL PARKING  
AVAILABLE = 36

MAXIMUM PARKING  
USAGE = 23, 64%

SANTA ANA AVE.



RAYMOND AVE.

### LEGEND - EXISTING FEATURES

	EXISTING SIDEWALK		DECORATIVE PAVING
	RED CURB		LANDSCAPING
	DRIVEWAY		POWER POLE WITH STREET LIGHT
	TREE		WATER VALVE
	SIGN		WATER METER
	MAILBOX		GAS UTILITY
	PILLAR MAILBOX		FENCE
	FIRE HYDRANT		CATCH BASIN

### LEGEND - NEW FEATURES

	NEW SIDEWALK
	NEW TRAIL
	NEW CURB
	NEW RED CURB
	NEW DRIVEWAY
	NEW TREE
	NEW LANDSCAPING

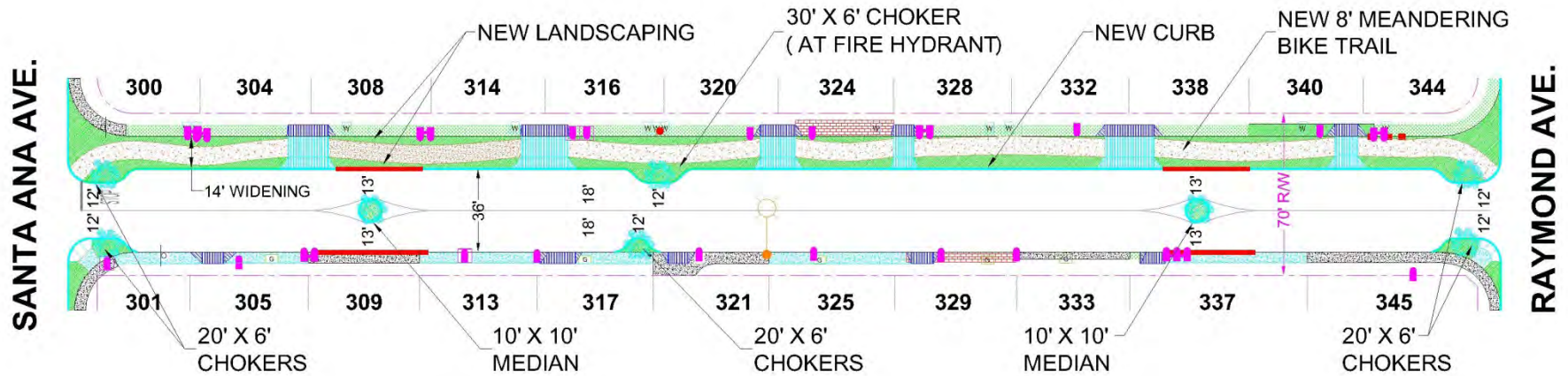
# BROADWAY

## OPTION 3 - SANTA ANA TO RAYMOND

### PARKING SUMMARY

TOTAL AVAILABLE = 36  
WITH IMPROVEMENTS = 26  
NET LOSS = 10

MAXIMUM PARKING  
USAGE = 23, 64%



### LEGEND - EXISTING FEATURES

	EXISTING SIDEWALK		DECORATIVE PAVING
	RED CURB		LANDSCAPING
	DRIVEWAY		POWER POLE WITH STREET LIGHT
	TREE		WATER VALVE
	SIGN		WATER METER
	MAILBOX		GAS UTILITY
	PILLAR MAILBOX		FENCE
	FIRE HYDRANT		CATCH BASIN

### LEGEND - NEW FEATURES

	NEW SIDEWALK
	NEW TRAIL
	NEW CURB
	NEW RED CURB
	NEW DRIVEWAY
	NEW TREE
	NEW LANDSCAPING



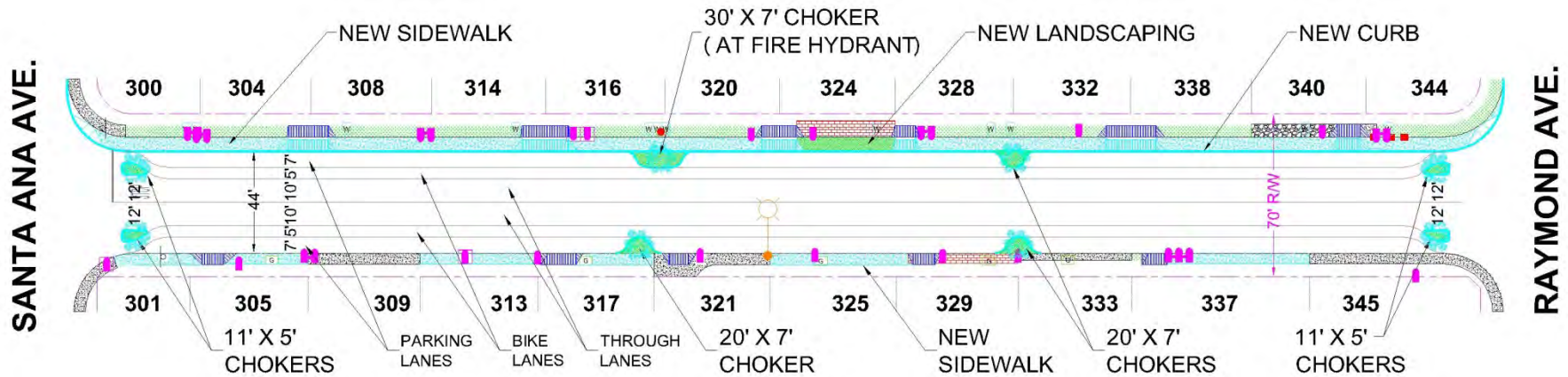
# BROADWAY

## OPTION 4 - SANTA ANA TO RAYMOND

### PARKING SUMMARY

TOTAL AVAILABLE = 36  
WITH IMPROVEMENTS = 30  
NET LOSS = 6

MAXIMUM PARKING  
USAGE = 23, 64%



### LEGEND - EXISTING FEATURES

	EXISTING SIDEWALK		DECORATIVE PAVING
	RED CURB		LANDSCAPING
	DRIVEWAY		POWER POLE WITH STREET LIGHT
	TREE		WATER VALVE
	SIGN		WATER METER
	MAILBOX		GAS UTILITY
	PILLAR MAILBOX		FENCE
	FIRE HYDRANT		CATCH BASIN

### LEGEND - NEW FEATURES

	NEW SIDEWALK
	NEW TRAIL
	NEW CURB
	NEW RED CURB
	NEW DRIVEWAY
	NEW TREE
	NEW LANDSCAPING

# BROADWAY

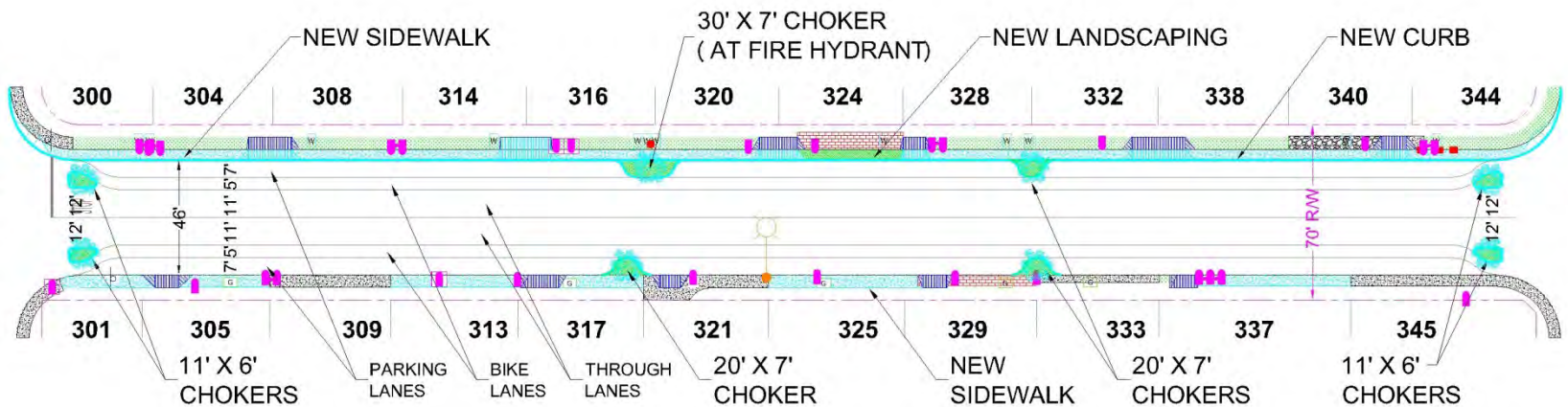
## MODIFIED OPTION 4 - SANTA ANA TO RAYMOND

### PARKING SUMMARY

TOTAL AVAILABLE = 36  
WITH IMPROVEMENTS = 30  
NET LOSS = 6

MAXIMUM PARKING  
USAGE = 23, 64%

SANTA ANA AVE.



RAYMOND AVE.

### LEGEND - EXISTING FEATURES

- EXISTING SIDEWALK
- RED CURB
- DRIVEWAY
- TREE
- SIGN
- MAILBOX
- PILLAR MAILBOX
- FIRE HYDRANT

- DECORATIVE PAVING
- LANDSCAPING
- POWER POLE WITH STREET LIGHT
- WATER VALVE
- WATER METER
- GAS UTILITY
- FENCE
- CATCH BASIN

### LEGEND - NEW FEATURES

- NEW SIDEWALK
- NEW TRAIL
- NEW CURB
- NEW RED CURB
- NEW DRIVEWAY
- NEW TREE
- NEW LANDSCAPING

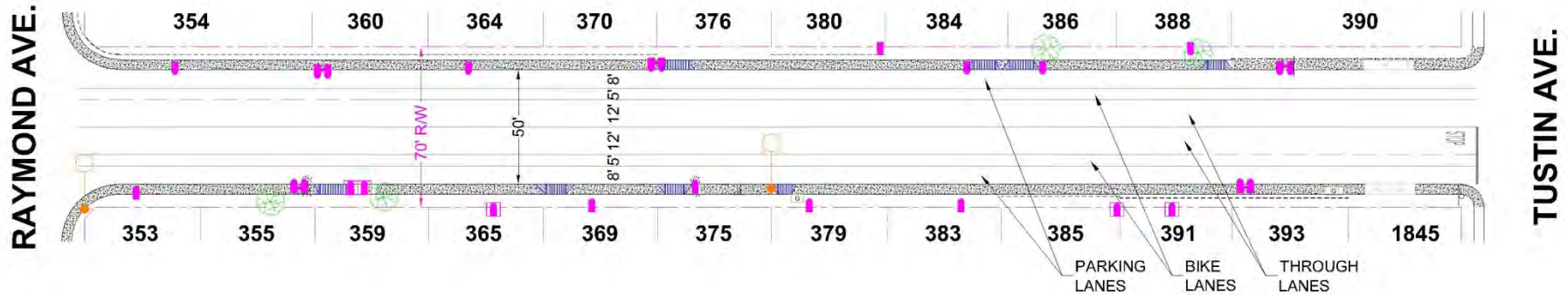


# BROADWAY

## EXISTING - RAYMOND TO TUSTIN

TOTAL PARKING  
AVAILABLE = 44

MAXIMUM PARKING  
USAGE = 27, 61%



### LEGEND - EXISTING FEATURES

- EXISTING SIDEWALK
- RED CURB
- DRIVEWAY
- TREE
- SIGN
- MAILBOX
- PILLAR MAILBOX
- FIRE HYDRANT

- DECORATIVE PAVING
- LANDSCAPING
- POWER POLE WITH STREET LIGHT
- WATER VALVE
- WATER METER
- GAS UTILITY
- FENCE
- CATCH BASIN

### LEGEND - NEW FEATURES

- NEW SIDEWALK
- NEW TRAIL
- NEW CURB
- NEW RED CURB
- NEW DRIVEWAY
- NEW TREE
- NEW LANDSCAPING

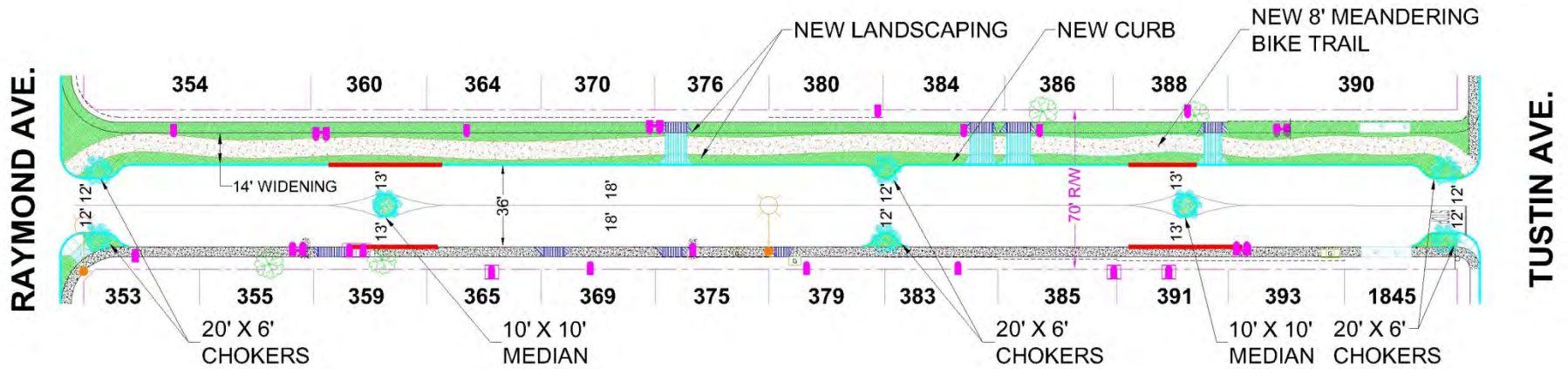
# BROADWAY

## OPTION 3 - RAYMOND TO TUSTIN

### PARKING SUMMARY

TOTAL AVAILABLE = 44  
WITH IMPROVEMENTS = 31  
NET LOSS = 13

MAXIMUM PARKING  
USAGE = 27, 61%



### LEGEND - EXISTING FEATURES

	EXISTING SIDEWALK		DECORATIVE PAVING
	RED CURB		LANDSCAPING
	DRIVEWAY		POWER POLE WITH STREET LIGHT
	TREE		WATER VALVE
	SIGN		WATER METER
	MAILBOX		GAS UTILITY
	PILLAR MAILBOX		FENCE
	FIRE HYDRANT		CATCH BASIN

### LEGEND - NEW FEATURES

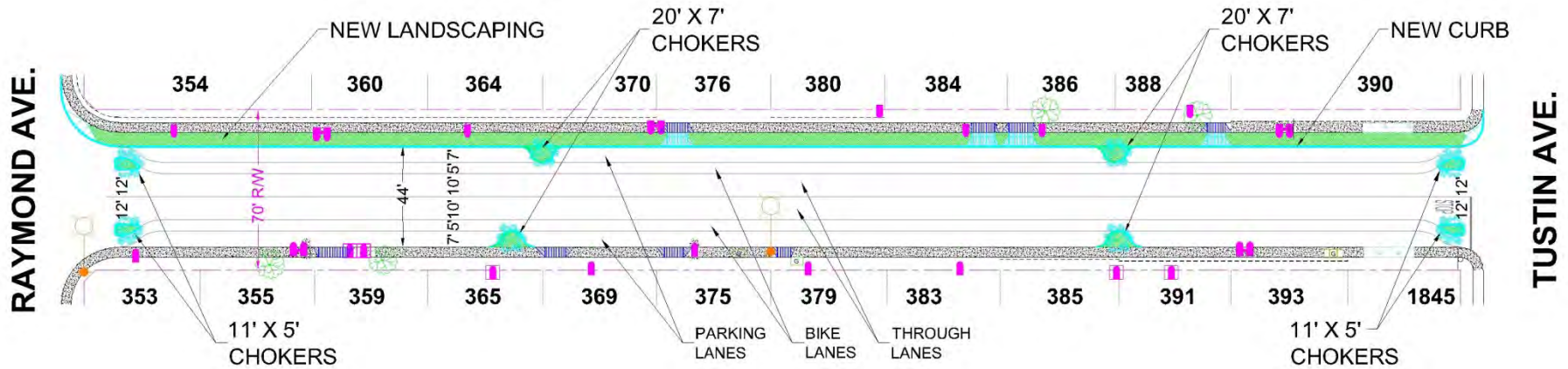
	NEW SIDEWALK
	NEW TRAIL
	NEW CURB
	NEW RED CURB
	NEW DRIVEWAY
	NEW TREE
	NEW LANDSCAPING



### PARKING SUMMARY

TOTAL AVAILABLE = 44  
WITH IMPROVEMENTS = 36  
NET LOSS = 8

MAXIMUM PARKING  
USAGE = 27, 61%



### LEGEND - EXISTING FEATURES

- EXISTING SIDEWALK
- RED CURB
- DRIVEWAY
- TREE
- SIGN
- MAILBOX
- PILLAR MAILBOX
- FIRE HYDRANT

- DECORATIVE PAVING
- LANDSCAPING
- POWER POLE WITH STREET LIGHT
- WATER VALVE
- WATER METER
- GAS UTILITY
- FENCE
- CATCH BASIN

### LEGEND - NEW FEATURES

- NEW SIDEWALK
- NEW TRAIL
- NEW CURB
- NEW RED CURB
- NEW DRIVEWAY
- NEW TREE
- NEW LANDSCAPING

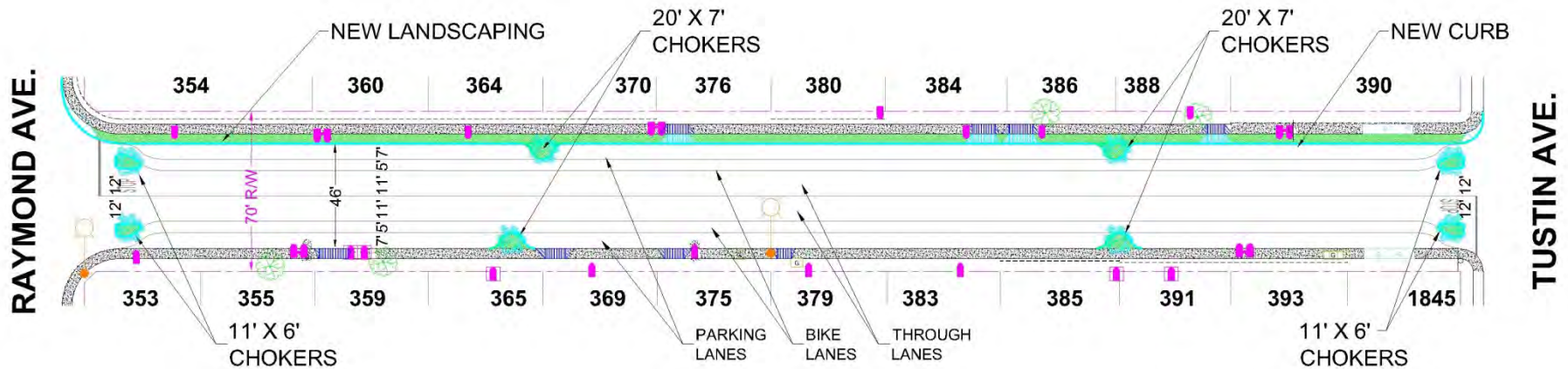
# BROADWAY

## MODIFIED OPTION 4 - RAYMOND TO TUSTIN

### PARKING SUMMARY

TOTAL AVAILABLE = 44  
WITH IMPROVEMENTS = 36  
NET LOSS = 8

MAXIMUM PARKING  
USAGE = 27, 61%



### LEGEND - EXISTING FEATURES

- EXISTING SIDEWALK
- RED CURB
- DRIVEWAY
- TREE
- SIGN
- MAILBOX
- PILLAR MAILBOX
- FIRE HYDRANT

- DECORATIVE PAVING
- LANDSCAPING
- POWER POLE WITH STREET LIGHT
- WATER VALVE
- WATER METER
- GAS UTILITY
- FENCE
- CATCH BASIN

### LEGEND - NEW FEATURES

- NEW SIDEWALK
- NEW TRAIL
- NEW CURB
- NEW RED CURB
- NEW DRIVEWAY
- NEW TREE
- NEW LANDSCAPING



# BROADWAY

## EXISTING 400 BLOCK TUSTIN TO 448, 449 BROADWAY

TOTAL PARKING  
AVAILABLE = 56

MAXIMUM PARKING  
USAGE = 28, 50%



### LEGEND - EXISTING FEATURES

	EXISTING SIDEWALK		DECORATIVE PAVING
	RED CURB		LANDSCAPING
	DRIVEWAY		POWER POLE WITH STREET LIGHT
	TREE		WATER VALVE
	SIGN		WATER METER
	MAILBOX		GAS UTILITY
	PILLAR MAILBOX		FENCE
	FIRE HYDRANT		CATCH BASIN

### LEGEND - NEW FEATURES

	NEW SIDEWALK
	NEW TRAIL
	NEW CURB
	NEW RED CURB
	NEW DRIVEWAY
	NEW TREE
	NEW LANDSCAPING

# BROADWAY

## 400 BLOCK MEDIAN OPTION - TUSTIN TO 448, 449 BROADWAY

### PARKING SUMMARY

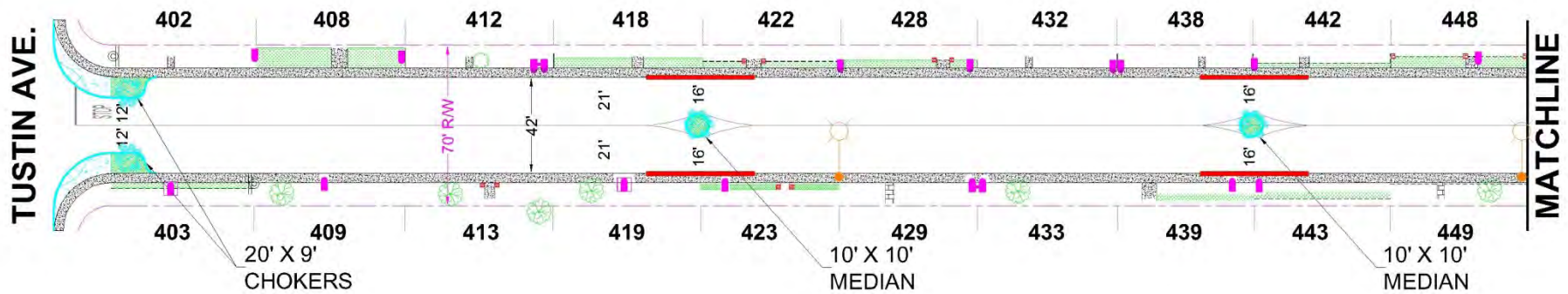
TOTAL AVAILABLE = 56

WITH IMPROVEMENTS = 46

NET LOSS = 10

MAXIMUM PARKING

USAGE = 28, 50%



### LEGEND - EXISTING FEATURES

	EXISTING SIDEWALK		DECORATIVE PAVING
	RED CURB		LANDSCAPING
	DRIVEWAY		POWER POLE WITH STREET LIGHT
	TREE		WATER VALVE
	SIGN		WATER METER
	MAILBOX		GAS UTILITY
	PILLAR MAILBOX		FENCE
	FIRE HYDRANT		CATCH BASIN

### LEGEND - NEW FEATURES

	NEW SIDEWALK
	NEW TRAIL
	NEW CURB
	NEW RED CURB
	NEW DRIVEWAY
	NEW TREE
	NEW LANDSCAPING



# BROADWAY

## 400 BLOCK CHOKER OPTION - TUSTIN TO 448, 449 BROADWAY

### PARKING SUMMARY

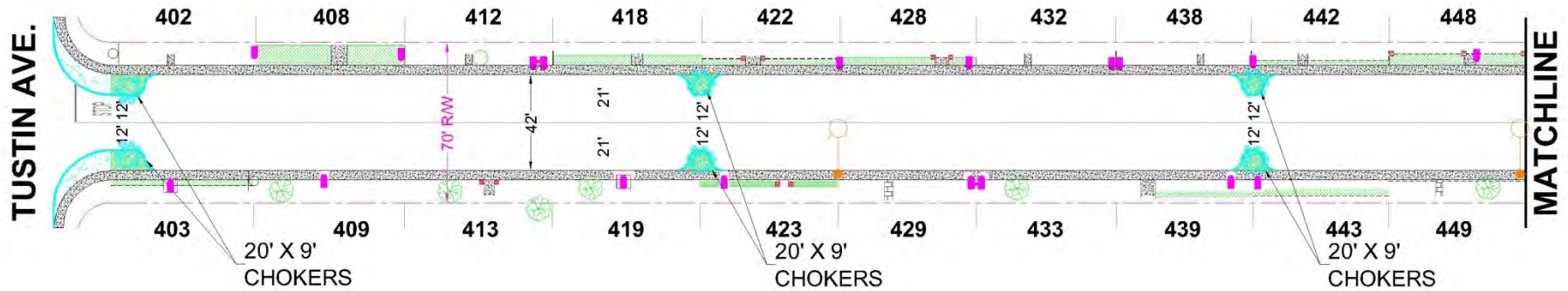
TOTAL AVAILABLE = 56

WITH IMPROVEMENTS = 50

NET LOSS = 6

MAXIMUM PARKING

USAGE = 28, 50%



### LEGEND - EXISTING FEATURES

- EXISTING SIDEWALK
- RED CURB
- DRIVEWAY
- TREE
- SIGN
- MAILBOX
- PILLAR MAILBOX
- FIRE HYDRANT

- DECORATIVE PAVING
- LANDSCAPING
- POWER POLE WITH STREET LIGHT
- WATER VALVE
- WATER METER
- GAS UTILITY
- FENCE
- CATCH BASIN

### LEGEND - NEW FEATURES

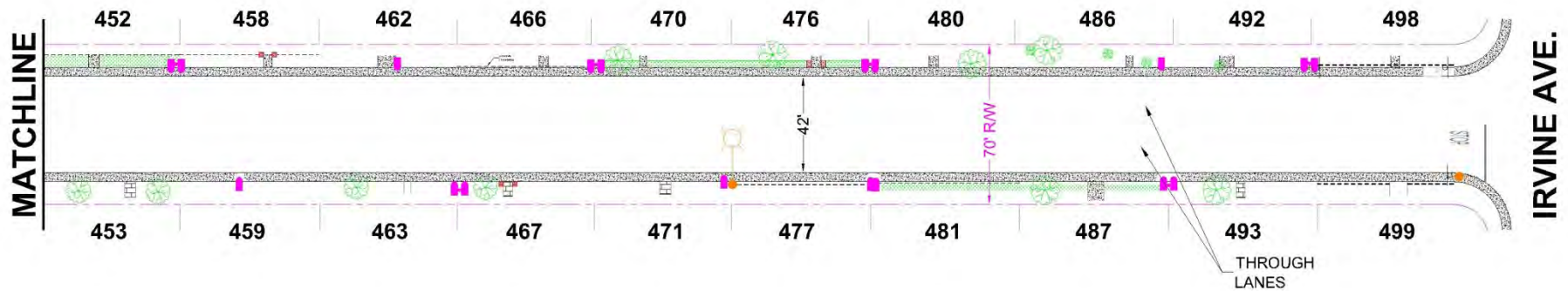
- NEW SIDEWALK
- NEW TRAIL
- NEW CURB
- NEW RED CURB
- NEW DRIVEWAY
- NEW TREE
- NEW LANDSCAPING

# BROADWAY

EXISTING 400 BLOCK  
452, 453 BROADWAY TO IRVINE AVENUE

TOTAL PARKING  
AVAILABLE = 56

MAXIMUM PARKING  
USAGE = 28, 50%



## LEGEND - EXISTING FEATURES

	EXISTING SIDEWALK		DECORATIVE PAVING
	RED CURB		LANDSCAPING
	DRIVEWAY		POWER POLE WITH STREET LIGHT
	TREE		WATER VALVE
	SIGN		WATER METER
	MAILBOX		GAS UTILITY
	PILLAR MAILBOX		FENCE
	FIRE HYDRANT		CATCH BASIN

## LEGEND - NEW FEATURES

	NEW SIDEWALK
	NEW TRAIL
	NEW CURB
	NEW RED CURB
	NEW DRIVEWAY
	NEW TREE
	NEW LANDSCAPING



# BROADWAY

## 400 BLOCK MEDIAN OPTION - 452, 453 BROADWAY TO IRVINE AVENUE

### PARKING SUMMARY

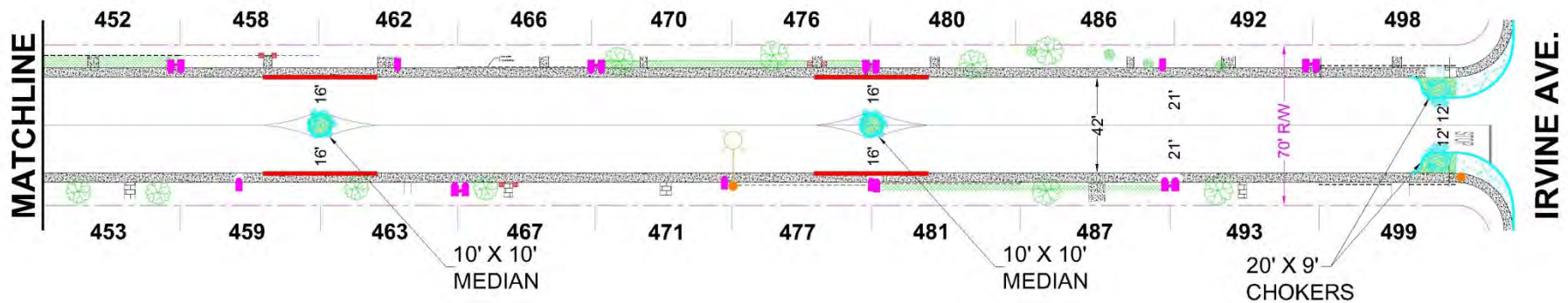
TOTAL AVAILABLE = 56

WITH IMPROVEMENTS = 46

NET LOSS = 10

MAXIMUM PARKING

USAGE = 28, 50%



### LEGEND - EXISTING FEATURES

- EXISTING SIDEWALK
- RED CURB
- DRIVEWAY
- TREE
- SIGN
- MAILBOX
- PILLAR MAILBOX
- FIRE HYDRANT

- DECORATIVE PAVING
- LANDSCAPING
- POWER POLE WITH STREET LIGHT
- WATER VALVE
- WATER METER
- GAS UTILITY
- FENCE
- CATCH BASIN

### LEGEND - NEW FEATURES

- NEW SIDEWALK
- NEW TRAIL
- NEW CURB
- NEW RED CURB
- NEW DRIVEWAY
- NEW TREE
- NEW LANDSCAPING

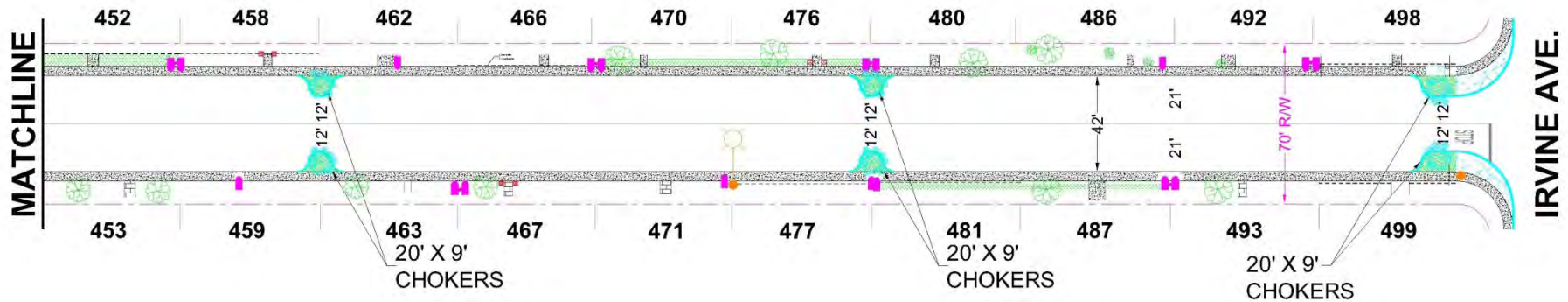
# BROADWAY

## 400 BLOCK CHOKER OPTION - 452, 453 BROADWAY TO IRVINE AVENUE

### PARKING SUMMARY

TOTAL AVAILABLE = 56  
WITH IMPROVEMENTS = 50  
NET LOSS = 6

MAXIMUM PARKING  
USAGE = 28, 50%



### LEGEND - EXISTING FEATURES

	EXISTING SIDEWALK		DECORATIVE PAVING
	RED CURB		LANDSCAPING
	DRIVEWAY		POWER POLE WITH STREET LIGHT
	TREE		WATER VALVE
	SIGN		WATER METER
	MAILBOX		GAS UTILITY
	PILLAR MAILBOX		FENCE
	FIRE HYDRANT		CATCH BASIN

### LEGEND - NEW FEATURES

	NEW SIDEWALK
	NEW TRAIL
	NEW CURB
	NEW RED CURB
	NEW DRIVEWAY
	NEW TREE
	NEW LANDSCAPING